

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-l(b)

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In Re:  
TUHAP HOLDINGS, LLC



Order Filed on September 18, 2019  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

Case No.: 19-26180(KCF)  
Hearing Date: \_\_\_\_\_  
Judge: Kathryn C. Ferguson  
Chapter: 7

Recommended Local Form Modified

**ORDER VACATING STAY**

The relief set forth on the following page is hereby **ORDER ED**.

**DATED: September 18, 2019**

A handwritten signature in black ink, appearing to read "Kathryn C. Ferguson", is written over a horizontal line.  
Honorable Kathryn C. Ferguson  
United States Bankruptcy Judge

Upon the motion of secured creditor George M. Duncan, Jr., under Bankruptcy Code section 362(d) for relief from the automatic stay as to certain property as hereinafter set forth, and for cause shown, it is

ORDERED that the automatic stay is vacated to permit the movant to institute or resume and prosecute to conclusion one or more actions in the court(s) of appropriate jurisdiction to pursue the movant's rights in the following:

☒ Real property more fully described as:

168 Tennent Road  
Marlboro, New Jersey  
Block 147/Lot 35 a/k/a Block 37/Lot 31

It is further ORDERED that the movant, its successors or assignees, may proceed with its rights and remedies under the terms of the subject mortgage and pursue its state court remedies including, but not limited to, taking the property to sheriff's sale, in addition to potentially pursuing other loss mitigation alternatives, including, but not limited to, a loan modification, short sale or deed-in-lieu foreclosure. Additionally, any purchaser of the property at sheriff's sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the property.

It is further ORDERED that the movant may join the debtor and any trustee appointed in this case as defendants in its action(s) irrespective of any conversion to any other chapter of the Bankruptcy Code.

It is further ORDERED that a certified copy of this Order may be recorded with the Monmouth County Clerk as proof that the real property referenced above shall not be subjected to any bankruptcy stay for two (2) years from the date hereof pursuant to 11 U.S.C. §362 (d)(4).

The movant shall serve this order on the debtor, any trustee and any other party who entered an appearance on the motion.

*rev. 11/14/18*

**Certificate of Notice Page 3 of 3**  
United States Bankruptcy Court  
District of New Jersey

In re:  
TUHAP Holdings LLC  
Debtor

Case No. 19-26180-KCF  
Chapter 7

**CERTIFICATE OF NOTICE**

District/off: 0312-3

User: admin  
Form ID: pdf903

Page 1 of 1  
Total Noticed: 2

Date Rcvd: Sep 19, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Sep 21, 2019.

db +TUHAP Holdings LLC, 6 Tuniza Ct., Old Bridge, NJ 08857-1847  
aty +Ray Raya, 55 Cornell Court, Freehold, NJ 07728-5381

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Sep 21, 2019

Signature: /s/Joseph Speetjens

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**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on September 19, 2019 at the address(es) listed below:

Andrea Dobin ecftrusteead@msbnj.com, NJ55@ecfcbis.com  
Andrew P. Zacharda on behalf of Creditor World Business Lenders, LLC  
azacharda@tompkinsmcguire.com  
Andrew R. Macklin on behalf of Creditor George M. Duncan, Jr. arm@njlawfirm.com  
Jeffrey W. Herrmann on behalf of Creditor George M. Duncan, Jr. jwh@njlawfirm.com,  
ap@njlawfirm.com;md@njlawfirm.com;r57289@notify.bestcase.com  
Mercedes Diego on behalf of Creditor George M. Duncan, Jr. md@njlawfirm.com, jwh@njlawfirm.com  
Rebecca Ann Solarz on behalf of Creditor Toyota Lease Trust rsolarz@kmlawgroup.com  
U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 7